

PRELIMINARY MIXED-USE DATA FORM PA-2022-023 (Bespoke)			
<b>NAME:</b> 407 S. B Street Pre-Application		<b>PA:</b> 2022-023	<b>ADDRESSES:</b> 401 - 445 South B Street
<b>LAND AREA:</b> Total: 50,600 sf (1.16 ac) City owned portion = 16,500 sf (0.37ac)		<b>ZONING:</b> Central Business District with Residential Overlay (CBD/R)	<b>APNs:</b> 034-179-010, -020, -030, -040, -050, -060
<b>FLOOR AREA:</b> Existing total floor area:		<b>PROPOSED</b> ~42,722 sf	<b>MAXIMUM ALLOWED</b>
Building 1:			
Ground floor (service, lobby):		~11,637 sf	
Upper floors (residential):		~54,948 sf	
Building 1 Subtotal:		~66,585 sf	
Building 2:			
Ground floor (retail & office):		~34,653 sf	
Upper floors (office):		~126,727 sf	
Building 2 Subtotal:		~161,380 sf	
Underground garage: (Fully subterranean & not counted toward FAR)		Not shown	
TOTAL:		~227,965 sf <sup>1</sup>	151,800 sf
<b>F.A.R.:</b>		~4.5 <sup>2</sup>	Up to 3.0 per zoning code.
<b>BLDG. HEIGHT</b> (measured from existing grade to top of plate <sup>3</sup> ):			
Building 1		Approx. 76' to top of plate	Maximum of 55 ft, or up to 75 ft with provision of public benefit.
Building 2		Approx. 74' to top of plate, with mechanical penthouse above (at 85') <sup>4</sup>	
<b>STORIES:</b>			
Building 1		7 stories	Limited by overall Building Height.
Building 2		5 stories	
<b>RESIDENTIAL DENSITY:</b>		51.72 du/ac	50 du/acre, or 75 du/acre with provision of public benefit, or unlimited density bonus per State Density Bonus Law.
<b>UNITS:</b>		58 base units, plus 3.45% Density Bonus (or 2 units) = 60 du	1.16 acres at 50 du/acre = 58 units
<b>UNIT TYPE</b>	<b>NO.</b>	<b>PROPOSED SIZE</b>	<b>MINIMUM SIZE</b>
Studio	13	410 – 409 sf	Subject to R3 dwelling size standards: Studio w/ kitchen = 350 ft One-bed w/ kit = 540 sf Two-bed w/ kit = 750 sf Three-bed = 960 sf
1-bedroom	13	512 <sup>5</sup> – 654 sf	
2-bedroom	17	760 – 852 sf	
3+- bedroom	17	1,120 – 1,229 sf	
Total: 60			
<b>SETBACKS:</b>		<b>PROPOSED</b>	<b>MINIMUM REQUIRED</b>
Front (S. B St):		0	0
Left Side (E. Fourth Ave):		0	0
Right Side (E. Fifth Ave):		0	0
Rear (Railroad Ave):		0	0

<sup>1</sup> Floor area calculations are needed in order to verify.

<sup>2</sup> Applicant's Density Bonus Request Letter includes additional FAR.

<sup>3</sup> Building height as measured from existing grade to top of plate are needed in order to verify.

<sup>4</sup> Applicant's Density Bonus Request Letter includes additional height for mechanical penthouse.

<sup>5</sup> Applicant's Density Bonus Request Letter includes substandard unit size for one (1) one-bedroom unit [Unit Type A1.1].

<b>BICYCLE PARKING:</b>	<b>PROPOSED</b>	<b>MINIMUM REQUIRED</b>
Short-term (visitor) racks:	Not shown	Retail (1 per 2,000 sf): 2.72 Office (1 per 20,000 sf): 1.81 Residential: 5.55 Total Short term: 10.08 racks
Long-term facility:	Not shown	Retail (1 per 12,000 sf): 0.45 Office (1 per 10,000 sf): 3.64 Residential = 72.75 Total Long-term facility: 76.84 spaces
<b>PARKING:</b> Employee Parking: Retail use: General Office use: Service use: Visitor Parking:	<b>PROVIDED</b>  128 spaces <sup>6</sup>  Visitor stall locations and dimensions needed to verify code compliance. <sup>7</sup>	<b>MINIMUM REQUIRED</b>  1.9 spaces/1,000 gsf 2.6 spaces/1,000 gsf TBD 0.2 visitor spaces/1,000 gsf TBD  Limited Parking Zone (Non-residential) – parking above required visitor parking, may be allowed on-site subject to SUP <sup>8</sup>
<b>PARKING (continued):</b> Residential Parking: Residential Visitor Parking:  Total:	<b>PROVIDED</b> 37 spaces Visitor spaces shared with non-residential uses. 37 spaces	<b>MINIMUM REQUIRED</b> Municipal Code: 115 spaces Density Bonus Code <sup>9</sup> : 30 spaces ERNA: 37 spaces
<b>REQUIRED ON-SITE PARKING SPACES TO BE MET THROUGH PAYMENT OF CPID PARKING IN-LIEU FEE:</b>	Not shown.	Approx. one-third of project site is located in LPZ. For required parking for non-residential uses may be met through payment of parking in-lieu fee subject to availability within CPID. <sup>10</sup>
<b>EXISTING ON-STREET SPACES:</b> Existing spaces: On-street Replacement spaces: On-Site Replacement spaces: In-Lieu Fee spaces:	Not shown. Not shown. Not shown. Not shown.	Municode code requires replacement of lost public parking space. <sup>11</sup>
<b>COVERED PARKING FOR RESIDENTIAL:</b>	<b>PROVIDED</b> 37 covered spaces	<b>REQUIRED</b> Municipal Code: 30 spaces (1 covered stall/unit) Density Bonus Code: None.

<sup>6</sup> Floor area calculation needed to verify parking requirements. Alternative parking requirement may be established through project specific Parking Demand Study.

<sup>7</sup> A portion of project site is located in LPZ area, location of visitor stalls should be located outside LPZ area to meet code or request SUP, if findings can be made. (SMMC 27.64.100)

<sup>8</sup> In LPZ area, parking may be located on-site through an approved SUP that meets one of the following: 1) has primary access from a street outside LPZ, or 2) parcel is located on a corner site with minimum lot area of 22,000 sf, or the project site is a minimum of one-half of the block, whichever is less. (SMMC 27.64.100)

<sup>9</sup> Density Bonus parking ratio is 0.5 spaces per unit.

<sup>10</sup> Proposed projects, with non-residential uses that are located within the LPZ area of the CPID, have the option to pay the In-Lieu fee for required parking that is not provided on-site; subject to availability within the CPID. (SMMC 27.64.100(a)(4)(D))

<sup>11</sup> Public parking spaces that are removed due to a development are required to be replaced on-site, elsewhere on-street or through payment of an in-lieu fee for each lost parking spaces. (SMMC 27.64.100)

<b>AUTOMATED/MECHANICAL PARKING:</b>	Residential = 36 spaces, stall dimensions not shown.  Office = “possible stacker location”, number of spaces and stall dimensions not shown.	Requires SUP or Variance; and must meet mechanical parking stall standards; or be a Density Bonus request.
<b>LOADING ZONE:</b>  On-Site: On-Street:	<b>PROVIDED</b>  None provided on-site. Plans indicate a note for an on-street loading zone on S. B Street; but dimensions not shown. <sup>12</sup>	<b>MINIMUM REQUIRED</b> Retail (5K - 12K sf = 1; 12K – 25K sf = 2): 1 – 2 spaces Office (50K-100K of sf): 1 space Residential (50+ units): 1 space Service: none Total: 3 - 4 (10’X25’) spaces
<b>PARKING LOT LANDSCAPING:</b>	-	Not applicable, no surface parking.
<b>FLOOD ZONE:</b>	-	Not within flood zone.
<b>STREET WALL:</b>	Does not meet.	45 degree from midpoint of public right-of-way
<b>OPEN SPACE:</b> Non-residential Open Space:         Residential Open Space:	<b>PROPOSED</b>  ~7,660 sf (common area in 4 <sup>th</sup> floor terrace); however, dimensions not shown. <sup>13</sup>         ~2,198.48 sf (of Common Useable Open Space in 2 <sup>nd</sup> floor terrace), does not meet requirement.	<b>MINIMUM REQUIRED</b> Non-residential <sup>14</sup> : Building 1 (service) = 1% of 11,637 sf = 116.37 sf Building 2 (commercial & office) = 1% of 161,380 sf = 1,614 sf  Residential <sup>15</sup> : Cumulative Private Open Space = 4,800 sf Private Usable Open Space (w/o any private) = 7,200 sf
<b>BUILDING LINE AND SETBACK:</b>	Yes, meets build to line; however, does not meet street wall height limit.         Dimension and % not shown.	[SMMC 27.38.100 (a)] – build to property line to a minimum of 26 ft and up to maximum street wall height, except where set back is required for ground floor open space.  [SMMC 27.38.100 (b)] Along Streets with Required Retail Frontages (Fourth Ave & S. B Street): Up to 25% of building line may be set back from property line to provide for additional

<sup>12</sup> Floor area calculation is not shown and is needed to verify required number of on-site loading spaces. Applicant may request SPAR or Variance to remove the requirement to provide loading on the project site; and a separate request is required for any proposed loading zone on a public street (or public right-of-way (ROW)).

<sup>13</sup> Open space dimensions are not shown. Appears to meet non-residential open space requirements; however, project would need to subtract areas that are entrances to building.

<sup>14</sup> Open space requirement for non-residential: 1% of floor area; no requirement for open space if resulting open space is less than 200 sf. Minimum width of 25 ft along sidewalk. 50% of open space area shall be unshaded between noon and 2 pm at spring and fall equinox, except if shaded by existing building. Open space shall include public use facilities. (SMMC 27.38.090)

<sup>15</sup> Residential Overlay code for /R refers to R5-D open space requirements (SMMC 27.28.062 (b)): Private Usable Open Space = at least 80 sf per unit (or 4,800 sf), at least 75 sf & 6’ in each direction; or Common Usable Open Space = at least 150% of Private Usable Open Space Requirements (or 7,200 sf), at least 300 sf & 15’ in each direction; or “a proportional combination of both of the above”.

	Not requested at this time.	open space (above base requirement).  Non-Required Retail Frontage (Fifth Ave & Railroad Ave): Up to 40% of building line may be set back to provide for additional open space (above base requirement).
<b>BUILDING HEIGHT AND BULK:</b> Diagonal Dimension for Buildings/Structures with Heights above 55 ft and up to 75 ft	Building 1: not met. Building 2: not met.	SMMC 27.40.030(1) – Above 55 ft, maximum building dimension of 150 lineal feet and maximum diagonal dimension of 170 lineal feet.
<b>REQUIRED RETAIL FRONTAGE:</b>		Required Retail Frontage streets: Fourth Ave & S. B St
View of Interiors	South B Street = Yes Fourth Ave = Yes	Fourth Ave & S. B St: Minimum 75% devoted to entrances & windows
Ground Floor Entries to Other Uses	S. B St: Approx 28 ft (24.6%) Fourth Ave: Does not appear to meet. <sup>16</sup>	Fourth Ave & S. B St: Up to 25% for entrances to uses other than permitted uses in Required Retail
Second Floor Offices	Fourth Ave: appears to meet requirement. S. B St: ground floor “flex space” does not meet requirement.	Fourth Ave & S. B St: Offices permitted on second floor only if ground floor is occupied by one of the permitted uses in Required Retail
<b>LOT COVERAGE:</b>	Yes.	Up to 100%
<b>COMMENTS:</b> <ul style="list-style-type: none"> <li>• Conceptual plans do not contain level of detail necessary to verify code compliance. Preliminary data sheet is subject to change based upon submittal and review of detailed plans during the formal planning application phase.</li> <li>• Land Use: Downtown Retail Core</li> <li>• Archaeological: Site is located in high sensitivity area</li> <li>• Historical: buildings over 50 yrs old.</li> <li>• Noise – Site is located in area of high noise due to proximity to Caltrain railroad, it is unclear whether residential open space area would meet Noise Element thresholds.</li> <li>• Tree – Removal of on-site &amp; street trees proposed, would require planting of new trees or in-lieu fee payment.</li> <li>• Grading: Yes, underground garage. Phase I and Soils Report would be required.</li> <li>• Garage entrance: Prohibited on 4<sup>th</sup> and S. B Street, may be located on Railroad Ave or 5<sup>th</sup> Ave, proposed to be located on Railroad Ave.</li> <li>• Parking Demand Study for non-residential uses - requested by applicant.</li> <li>• Traffic/VMT/TDM: Based on trip generation, analysis of garage circulation and nearby local intersections as per TIA/VMT guidelines.</li> <li>• Easements – To be verified during formal planning application.</li> </ul>		

<sup>16</sup> On Fourth Ave, the entrances to service use, residential lobby and shared trash room does not appear to meet Required Retail Frontage.